





City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: September 12, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: Tentative Tract Map No. 17795, Precise Plan of Design No. 06-03, and Development Agreement No. 06-01 - A request to subdivide a 2.18 acre site with an existing home into a Planned Residential Development of 13 one and two story units located on the west side of Lind Avenue, south of Court Street and bordering San Timoteo Creek Channel in the R-3, Multi-Family Residence Zone.

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt the Mitigated Negative Declaration;
2. Approve Tentative Tract Map No. 17795 and Precise Plan of Design No. 06-03 based on the Findings, and subject to the Revised Conditions of Approval (Attachment 1); and,
3. Adopt Council Bill #O-2006-0004 that Approves Development Agreement No. 06-01 (Introduce the First Reading and set the Second Reading for September 26, 2006).

BACKGROUND

On June 28, 2006, the Planning Commission continued the project to July 12, 2006 to provide adequate time to revise the plans to meet the side-yard setback requirement, provide a pedestrian path to the open space area, provide a single-story unit option, and provide a new elevation that depicts the proposed duplex units.

As a result of the modifications, the applicant withdrew both the original request for Zone Change No. 06-02 and Variance No. 06-05. Neither of these applications is necessary with the redesign and reconfiguration of the project to address the setback issue.

At the July 12, 2006 meeting, a quorum of the Planning Commission could not be achieved to review the project and therefore, it was continued to the August 2, 2006 meeting.

At the August 2, 2006 meeting, a quorum of the Planning Commission could not be achieved to review the project and as such, it was once again continued to the next meeting of August 16, 2006.

At the August 16, 2006 meeting, the Planning Commission reviewed and forwarded the project to the City Council with a recommendation for approval.

ANALYSIS

During the public hearing on June 28, 2006, the Planning Commission suggested several changes to the design, which are described in the July 12, 2006 Planning Commission Staff Report. The applicant redesigned the project to address the concerns of the Commission.

The Findings for both the Tentative Tract Map No. 06-02 (17795) and Precise Plan of Design No. 06-03 are attached to the June 28, 2006 Planning Commission staff report.

ENVIRONMENTAL

On April 27, 2006, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. Copies of the NOI and Initial Study are attached to the Planning Commission Staff Report dated June 28, 2006 (refer to Attachment 1). No additional comments on the environmental documents have been received as of the date of this Staff Report.

FINANCIAL IMPACT

The financial impacts to the City in terms of property tax revenues and the cost of public services are not completely known at this time. However, staff estimates that the project will generate approximately \$150,000 in Development Impact Fees to the City in addition to Building and Construction Plan Check and Permit fees.

ATTACHMENTS

1. Planning Commission Staff Report dated June 28, 2006
 - a. Vicinity Map
 - b. Project Plans
 - c. Mitigated Negative Declaration (NOI/Initial Study)
 - d. Conditions of Approval
 - e. Letter from Steve and Neva Feenstra
2. Planning Commission Staff Report dated July 12, 2006
 - a. Revised Project Plans (Separate Cover)
 - b. Revised Conditions of Approval
3. Planning Commission Staff Report dated August 2, 2006
 - a. Planning Commission Staff Report dated June 28, 2006 with attachments (See Attch. 1)
 - b. Planning Commission Staff Report dated July 12, 2006 with attachments (See Attch. 2)
 - c. Revised Project Plans (Reduced Versions)

4. Planning Commission Staff Report dated August 16, 2006
 - a. Planning Commission Staff Report dated June 28, 2006 (See Attach. 1)
 - b. Planning Commission Staff Report dated July 12, 2006 with attachments (See Attach. 2)
 - c. Planning Commission Staff Report dated August 2, 2006 with attachments (See Attach. 3)
5. Revised Conditions of Approval

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